

Bond Improvements Completed - January 30th, 2015



Bond Description	Active Projects	Revised Budget	Actual to Date*	Available Budget	% Spent
Parks and Recreational	Greenways, Land, Park Projects	\$ 3,250,000	\$ 37,817	\$ 3,212,183	1.16%
Parks and Recreational	Indoor Recreation Center **	\$ 7,800,000	\$ 224,667	\$ 7,575,333	2.88%
Public Safety and Services Facilities	Police Facility and Town Hall	\$ 13,233,000	\$ 2,372,312	\$ 10,860,688	17.93%
Redevelopment	Land Acquisition	\$ 2,000,000	\$ 904,726	\$ 1,095,274	45.24%
Street and Sidewalk	Land Acquisition, Sidewalk Construction, US Highway 70 Improvements, Montague, Purvis and New Rand Construction, Jessup, Benson/Garner	\$ 14,566,000	\$ 1,281,085	\$ 13,284,915	8.80%
Total		\$ 40,849,000	\$ 4,820,607	\$ 36,028,393	11.80%

Accomplishments by Bond Issuance

As of January 30th, 2015

Parks and Recreational

- Preliminary discussion of Indoor Recreation Center site plan and exterior occurred in January (pictured)
- Work continued on restrooms and concessions, dog park at Garner Recreational Park and dugout covers



Public Safety and Services Facilities

- Construction of the Town's future police station continued
- Work continued on the preliminary site plan and schematic drawing for the new Town Hall to be presented in March 2015

Redevelopment

- Key downtown properties have been obtained using bond funds, including land for the Indoor Recreation Center.
- 16 parcels totaling 6.8 acres have been purchased for the Indoor Recreation Center, off-site parking, and Montague improvements.
- Stormwater Facility design underway as part of Indoor Recreation Center by IRC architects, project scheduled to begin in Fall 2015.

Street and Sidewalk

- Claymore Drive sidewalk project has been completed.
- Received Railroad approval for work on Benson/Main Street sidewalk. Construction is scheduled to begin in this Spring.
- US 70 at Jessup Drive improvements are complete.
- Woodland North lighting project has been authorized.
- Design began for the Thompson Road/Timber Drive sidewalk

* Includes the cost of bond issuance.

** Funds spent to date do not include bond funds. Funds spent are from existing ConAgra donation. Bond funds are to be sold in Sale #2.

Bond Improvements Summary

Quarter 1					
#	Project Name	Budget	Status	Completion Date	Council Next Steps
1.1.b	Buffaloe Road Sidewalk	685,000	Delayed	Varies	NA
1.1.c	Tompson Road/Timber Drive Sidewalk	220,000	On-Track	Summer 2015	Award bid in Summer 2015
3	Police Facility	4,500,000	On-Track	August 2015	Approve exterior mock wall
4	Benson & Main Street Sidewalks	500,000	On-Track	Summer 2015	Award bid in Spring
5.1	Greenways	750,000	Delayed	TBD	Discuss design options in Spring 2015
6.1	Neighborhood Improvements	750,000	On-Track	Varies	Review/Authorize the second group of ranked project(s) in Spring 2015
7.1	Land Acquisition (Historic Downtown Garner Plan)	1,400,000	On-Track	June 2019	Continue consideration of properties as necessary
8.1	Park Enhancements - General	92,500	On-Track	TBD	NA
8.1.a	Park Enhancements - Concessions Buildings	510,000	On-Track	8/1/2015	Review Materials in February, Approve Bids and Award Contract
8.1.b	Park Enhancements - Dugout Covers	107,500	On-Track	7/1/2015	NA
8.1.c	Park Enhancements - Mobile Stage	90,000	On-Track	Spring 2015	NA
8.1.d	Park Enhancements - Dog Park (Garner Rec. Park)	75,000	On-Track	3/30/2015	NA
8.1.e	Park Enhancements - Dog Park (Lake Benson Park)	125,000	On-Track	Spring 2016	Review Concept Plan
9	Indoor Recreation Center *	7,800,000	On-Track	Jan/Feb 2017	Approve design/development drawing in March
9.1.a	Underground Power at Recreation Center	200,000	On-Track	Fall 2016	NA
9.1.b	Downtown Stormwater Facilities	600,000	On-Track	Jan/Feb 2017	NA
9.1.c	Montague Street Improvements	3,800,000	On-Track	Jan/Feb 2017	NA
9.1.d	ROW Acquisition for Montague/Purvis/N. Rand Improvement	1,116,000	On-Track	Jan/Feb 2017	Continue consideration of properties as necessary
10	Town Hall	7,500,000	On-Track	December 2016	Review schematic floor plan in February , Approve in March
11	Parking Lot at GPAC	250,000	On-Track	Fall 2016	NA
12	Lighting and Covered Sidewalks at GPAC	500,000	On-Track	Fall 2016	NA
15	Property Tax Increase	-	On-Track	FY2016 Budget Adoption	Authorize amount of bond sale #2

*Does not include adjustments to project budget discussed at Council Work Session on 1/27/2015

Status Indicator

Green

On-track – no issues likely to affect project scope, schedule or budget.

Yellow

Delayed - known issues are likely to affect project scope, schedule and/or budget.

Red

Critical - significant unresolved issues will impact project, schedule and/or budget.

Completed Projects Summary

#	Project Name	Project Budget	Total Spent	Over/(Under)	Status	Completion Date
1.1.a	Claymore Drive/Buckingham Sidewalk	255,000	149,007	(105,993)	Complete	Fall 2014
2	U.S. 70 Improvements - Jessup Drive	375,000	350,300	(24,700)	Complete	Fall 2014
All Completed Projects		630,000	499,307	(130,693)		

1.1.a



Bond Improvements Status Report

1. Project Name	Claymore Drive/Buckingham Sidewalk		
2. Project Status	Complete	3. Target Completion Date:	Completed
4. Project Manager	Tony Chalk, Town Engineer		

Project Plan

5. Project Overview	The 2010 Garner Transportation Plan prioritizes the various sidewalk needs based on access to parks, schools, downtown Garner and connectivity to existing sidewalks. This list will be revisited and reprioritized to determine which sidewalks will be funded.
6. Milestones & Major Activities (timeframe)	The Claymore Drive sidewalk project is complete.

Progress Update (updated as of October 13, 2014)

7. Recent Progress	Project completed in the first week of October. Final cost of the project is \$137,847 which is under budget by approximately \$8,000 will be reported when invoice is received.
8. Upcoming Work	
9. Status explanation (for yellow or red)	

Bond Improvements Status Report

1. Project Name	Buffaloe Road Sidewalk		
2. Project Status	Delayed	3. Target Completion Date:	Varies
4. Project Manager	Tony Chalk, Town Engineer		

Project Plan

5. Project Overview	The 2010 Garner Transportation Plan prioritizes the various sidewalk needs based on access to parks, schools, downtown Garner and connectivity to existing sidewalks. This list will be revisited and reprioritized to determine which sidewalks will be funded.
6. Milestones & Major Activities (timeframe)	Project design is complete. Letters were sent to property owners and a informational meeting was held on November 19th. Negotiations for easements will begin after the first of the year.

Progress Update (updated as of January 30, 2015)

7. Recent Progress	City of Raleigh force main project has been awarded. A notice to proceed is set for February 16, 2015.
8. Upcoming Work	The City of Raleigh's forcemain work is anticipated to take 6 months. This would result in project completion sometime in August 2015. The sidewalk project will be ready to go to bid as soon as we are certain of Raleigh's project completion date.
9. Status explanation (for yellow or red)	With the current schedule for construction of the forcemain, the project will not start until the summer of 2015 at the earliest.

1.1.b



Bond Improvements Status Report

1. Project Name	Thompson Road/Timber Drive Sidewalk		
2. Project Status	On-Track	3. Target Completion Date:	Summer 2015
4. Project Manager	Tony Chalk, Town Engineer		

Project Plan

5. Project Overview	The 2010 Garner Transportation Plan prioritizes the various sidewalk needs based on access to parks, schools, downtown Garner and connectivity to existing sidewalks. This list will be revisited and reprioritized to determine which sidewalks will be funded.
6. Milestones & Major Activities (timeframe)	A design services contract has been executed with Ramey Kemp and Associates.

Progress Update (updated as of January 30, 2015)

7. Recent Progress	Design has started, with completion of design and bid set for August 2015.
8. Upcoming Work	
9. Status explanation (for yellow or red)	With the current schedule for construction of the forcemain, the project will not start until the summer of 2015 at the earliest.

Bond Improvements Status Report

1. Project Name	U.S. 70 Improvements - Jessup Drive		
2. Project Status	Complete	3. Target Completion Date:	Fall 2014
4. Project Manager	Tony Chalk, Town Engineer		

Project Plan

5. Project Overview	This project extends the three lane section of west bound US Highway 70 to the intersection of Timber Drive.
6. Milestones & Major Activities (timeframe)	This project is complete.

Progress Update (updated as of October 13, 2014)

7. Recent Progress	Project is complete with a total cost of \$311,870.
8. Upcoming Work	
9. Status explanation (for yellow or red)	

Bond Improvements Status Report

1. Project Name	Police Facility		
2. Project Status	On-Track	3. Target Completion Date:	Aug 2015
4. Project Manager	Tony Chalk, Town Engineer		

Project Plan

5. Project Overview	Renovation & Construction of public safety facility
6. Milestones & Major Activities (timeframe)	Project construction commenced on August 25, 2014.

Progress Update (updated as of January 30, 2015)

7. Recent Progress	Retaining wall was poured in the parking lot/bioretenction cell on Friday 1/30/15. Contractor anticipates new parking lot paving in the next few weeks.
8. Upcoming Work	The closing of the western half of the library parking lot will occur when the paving is completed on the new parking lot in the next few weeks. The project has been delayed due to the conflict with ATT and inclimate weather. Contractor feels that these delays can be overcome as weather warms.
9. Status explanation (for yellow or red)	

Bond Improvements Status Report

1. Project Name	Benson & Main Street Sidewalks		
2. Project Status	On-Track	3. Target Completion Date:	Summer 2015
4. Project Manager	Tony Chalk, Town Engineer		

Project Plan

5. Project Overview	The 2010 Garner Transportation Plan prioritizes the various sidewalk needs based on access to parks, schools, downtown Garner and connectivity to existing sidewalks. This list will be revisited and reprioritized to determine which sidewalks will be funded.
6. Milestones & Major Activities (timeframe)	The Benson and Main Street sidewalk project design is complete. Approval by NC Railroad was received on Friday October 10th. Final plans and specifications will be completed by the engineer.

Progress Update (updated as of January 30, 2015)

7. Recent Progress	Plans are complete. A meeting was held at the Senior Center on January 15th for residents and property owners.
8. Upcoming Work	Pedestrian signals sent to NCDOT for approval. Project will be bid as soon as NCDOT has approved the plans. Construction still scheduled for early Spring.
9. Status explanation (for yellow or red)	

Bond Improvements Status Report

1. Project Name	Greenways - Design		
2. Project Status	Delayed	3. Target Completion Date:	TBD
4. Project Manager	Brad Bass, Planning Director		

Project Plan

5. Project Overview	There is high demand for greenways and other pedestrian-related infrastructure in Garner. \$750,000 will be used to construct greenways that would link to parks, schools and key community features.
6. Milestones & Major Activities (timeframe)	May 2013 WK Dickson retained to evaluate alignments for proposed South Garner Greenway Extension. July 2013 S. Garner Greenway Alignment Study completed. August 2013 Public Meeting to review Alignment Alternatives. March 2014 McKim & Creed retained for additional greenway alignment review.

Progress Update (updated as of December 11, 2014)

7. Recent Progress	May 23, 2014 met with consultant to review preliminary alternate alignments and cost estimates for S. Garner Greenway Extension. Revisions were submitted by the consultant July 17, 2014 .
8. Upcoming Work	Reviewed options with Council at August 2014 Work Session . Informal meetings held with residents of Lakemoor and Breezeway in September 2014 . Staff contacted consultant in December 2014 to draft final alignment options based on feedback received. Waiting on consultant to respond. A decision will be needed whether or not to retain a firm to design the project and obtain applicable permits. If the project goes to construction, it is estimated to take 9 to 12 months to complete.
9. Status explanation (for yellow or red)	The project was put on hold pending further review of other alignment options.

Bond Improvements Status Report

1. Project Name	Neighborhood Improvements		
2. Project Status	On-Track	3. Target Completion Date:	Varies
4. Project Manager	Reginald Buie, Neighborhood Improvement Manager		

Project Plan

5. Project Overview	The Town of Garner's Neighborhood Improvement Program Initiative has tackled five areas for concentrated enforcement and support using Town resources. The Bond program dedicated \$750,000 for neighborhood improvement projects. This project manages the approval process for allocation of Neighborhood Improvement Bond Funds for approved projects.
6. Milestones & Major Activities (timeframe)	Ranked existing Neighborhood Improvement Projects - Set 1.

Progress Update (updated as of December 4, 2014)

7. Recent Progress	The Woodland North Street Lighting Project was submitted for funding and approved by Council. Duke Energy will complete the project as their schedule allows.
8. Upcoming Work	Estimates for installing additional street lights in Van Story Hills/Malibu Valley have been requested. Duke Energy has submitted pricing for the following areas as part of the Woodland North Street Lighting Project: (1) Ford Gate/Buckhorn area, 2 driveway bores, \$830.32 (2) Buck Branch/Foxwood/Forest Ridge area, 2 driveway bores, \$830.32 (3) Spring/Villa/Rolling Ridge area, 2 driveway bores, \$830.32 (4) Forest Manor/Val Del area, 2 driveway bores, \$830.32
9. Status explanation (for yellow or red)	



Bond Improvements Status Report

1. Project Name	Land Acquisition (Historic Downtown Garner Plan)		
2. Project Status	On-Track	3. Target Completion Date:	June 2019
4. Project Manager	John Hodges, Garner Revitalization Association Executive Director		

Project Plan

5. Project Overview	The 2013 Bond Referendum approved \$2 million for Downtown Redevelopment initiatives including \$1.4 million for property acquisition in furtherance of the HDGP. This report will track the property acquisition portion of this bond program.
6. Milestones & Major Activities (timeframe)	Property acquisition will be prioritized to facilitate development of anchor facilities, future development sites and as opportunities are presented by owners.

Progress Update (updated as of October 13, 2014)

7. Recent Progress	To date, 16 parcels totaling 6.8 acres have been purchased for the Indoor Recreation Center site, off-site parking and improvements to Montague Street using bond funds. 25 parcels totaling 9.8 acres are now under town control. The Montague/Purvis/Main assemblage desired to begin the Indoor Recreation Center and road improvements is now under town control. GRA is developing criteria for private development in the area.
8. Upcoming Work	<ol style="list-style-type: none"> 1. Continue communications with all area property owners to take advantage of any opportunities that arise. 2. Continue discussions with interested developers to evaluate appropriate opportunities.
9. Status explanation (for yellow or red)	

Bond Improvements Status Report

1. Project Name	Park Enhancements - General		
2. Project Status	On-Track	3. Target Completion Date:	TBD
4. Project Manager	Sonya Shaw, Parks, Recreation & Cultural Resources Director		

Project Plan

5. Project Overview	On March 12, 2013, Town of Garner voters approved \$1 million bond for Park Enhancement Projects.
6. Milestones & Major Activities (timeframe)	Town Council approved the park enhancement project ranking and estimated project costs as follows: Replacement of Restroom and Concession Areas at Garner Recreational Park and South Garner Park (\$510,000), Dugout Covers (\$107,500), Town Mobile Stage (\$90,000), Town Dog Parks (\$200,000), Various (\$92,500). These projects are being advanced as soon as possible and detailed in the following project sheets.

Progress Update (updated as of 12/8/14)

7. Recent Progress	Town staff continues working on the planning and construction of all park enhancement projects.
8. Upcoming Work	Concessions, Restrooms and Dugout Covers- working with Oakley Collier to develop design. Dog Park- concept plan complete; working with staff on implementation plan and scheduling. Mobile Stage- Negotiating pricing with bidder
9. Status explanation	

Bond Improvements Status Report

1. Project Name	Park Enhancements - Concessions Buildings		
2. Project Status	On-Track	3. Target Completion Date:	8/1/2015
4. Project Manager	Sonya Shaw, Parks, Recreation & Cultural Resources Director		

Project Plan

5. Project Overview	This project includes replacing restrooms, concessions, and trash/recycling receptacles at Garner Recreational Park and South Garner Park.
6. Milestones & Major Activities (timeframe)	Exploring design options and investigating the benefits of pre-fabricated vs. site built products. Oakley Collier selected as project consultants. Preliminary designs reviewed by staff.

Progress Update (updated as of 2/2/15)

7. Recent Progress	Construction schedule and costs reviewed with Town Council.
8. Upcoming Work	<p>Tentative Schedule for Dugouts: Bidding period- January 30-February 13; Receive informal bid: February 13; Bid Review/Approvals/Contract Execution: February 14-20; Construction period: February 20-March 27; Completion: March 27.</p> <p>Tentative Schedule for Concessions buildings: Bidding period- February 2-24; Receive informal bid: February 24; Bid Review/Approvals/Contract Execution: March 3-13; Construction period: March 16-July 31; Completion: July 31. Staff will review building materials and finishes with Council at the February 24 work session.</p>
9. Status explanation	

Bond Improvements Status Report

1. Project Name	Park Enhancements - Mobile Stage		
2. Project Status	On-Track	3. Target Completion Date:	7/1/2015
4. Project Manager	Sonya Shaw, Parks, Recreation & Cultural Resources Director		

Project Plan

5. Project Overview	This project acquires a new Town Mobile Stage for use at various Town and GRA events.
6. Milestones & Major Activities (timeframe)	One bid was received. Staff negotiated pricing of single bidder for potential purchase of mobile stage. Staff reviewed stage design and costs with Council and received approval to move forward with purchase of mobile stage.

Progress Update (updated as of 2/2/15)

7. Recent Progress	Council authorized Manager to execute contract with vendor.
8. Upcoming Work	Staff will contact vendor to finalize stage information and draft contract for stage purchase.
9. Status explanation	

Bond Improvements Status Report

1. Project Name	Park Enhancements - Mobile Stage		
2. Project Status	On-Track	3. Target Completion Date:	Spring 2015
4. Project Manager	Sonya Shaw, Parks, Recreation & Cultural Resources Director		

Project Plan

5. Project Overview	This project acquires a new Town Mobile Stage for use at various Town and GRA events.
6. Milestones & Major Activities (timeframe)	

Progress Update (updated as of 12/8/2014)

7. Recent Progress	Currently advertising Bid Requests for Mobile Stage- due on November 7 for Town review. One bid was received. Staff negotiated pricing of single bidder for potential purchase of mobile stage.
8. Upcoming Work	Staff is recommending purchase of the SL-100 mobile stage from Stageline in the amount of \$104,038. Company originally provided incorrect quote of \$75,000 for stage. Actual cost of the stage is \$120,000. Staff negotiated with company due to their error with incorrect stage quote to agree upon \$104,038. Staff budgeted \$90,000 for mobile stage and will pull difference in pricing (\$14,038) from miscellaneous/various park enhancement items budget of \$92,500.
9. Status explanation	

Bond Improvements Status Report

1. Project Name	Park Enhancements -Dog Park (Garner Recreational Park)		
2. Project Status	On-Track	3. Target Completion Date:	3/30/2015
4. Project Manager	Sonya Shaw, Parks, Recreation & Cultural Resources Director		

Project Plan

5. Project Overview This project includes constructing one dog park now and constructing a second dog park at a later date.

6. Milestones & Major Activities (timeframe) Town staff met with McKim & Creed consultant to discuss Garner Recreational Park dog park project on 10/3/14. Consultant provided concept plan of dog park that was presented to Council 11/24/14 and adopted by Council 12/1/14.

Progress Update (updated as of 2/2/15)

7. Recent Progress McKim & Creed submitted dog park concept plan to Planning department for review. Feedback should be received February 12. Public Works began clearing and preparing site for project.

8. Upcoming Work Once approval is received, Public Works staff will move forward with dog park construction.

9. Status explanation

8.1.d



Bond Improvements Status Report

1. Project Name	Park Enhancements -Dog Park (Lake Benson Park)		
2. Project Status	On-Track	3. Target Completion Date:	Spring 2016
4. Project Manager	Sonya Shaw, Parks, Recreation & Cultural Resources Director		

Project Plan

5. Project Overview This project includes constructing the second dog park at Lake Benson Park.

6. Milestones & Major Activities (timeframe)

Staff reviewed potential Lake Benson Park location with Council and received approval to further research this potential location.

Progress Update (updated as of 2/2/15)

7. Recent Progress

8. Upcoming Work

Staff will meet with consultant to discuss site with consultant and Town Departments Fall 2015. Concept plan to be finalized Winter 2015.

9. Status explanation

Bond Improvements Status Report

1. Project Name	Indoor Recreation Center		
2. Project Status	On-Track	3. Target Completion Date:	Jan/Feb 2017
4. Project Manager	Tony Chalk, Town Engineer		

Project Plan

5. Project Overview	Design & Construction of Indoor Recreation Center Facility
6. Milestones & Major Activities (timeframe)	See attached schedule.

Progress Update (January 30, 2015)

7. Recent Progress	Council has approved schematic design which includes construction of the third gymnasium.
8. Upcoming Work	Architect will begin design/development drawings. Design of roadway improvements including streetscapes and stormwater will proceed now that site plan has been vetted.
9. Status explanation (for yellow or red)	

Project Timeline

A timeline for the Indoor Recreation Center has some flexibility in that design and construction is not dependent on the completion of any other facilities. Having an answer on if there will be grant dollars available to aid in the funding of the facility would obviously be helpful in knowing what the project budget is and making the design fit that budget. However, some aspects of the process could take place prior to this decision. It is estimated that one year is needed to design the facility.

Preliminary Schedule*

October 2014	Contract approval with Clark Patterson Lee
December 2014	Begin Schematic Design
February 2015	Begin Design/Development Drawings
April 2015	Begin Construction Drawings
May 2015	Permitting/Contracts/Bidding
June 2015	Begin Construction
September 2016	Complete Construction

* Schedule will be updated in conjunction with the scope of services contract.

Bond Improvements Status Report

1. Project Name	Underground Power at Recreation Center		
2. Project Status	On-Track	3. Target Completion Date:	Jan/Feb 2017
4. Project Manager			

Project Plan

5. Project Overview	Overhead power lines around the Indoor Recreation Center are to be placed underground..
6. Milestones & Major Activities (timeframe)	The project scope will be refined as the roadway improvements are further developed.

Progress Update (updated as of January 30, 2015)

7. Recent Progress	
8. Upcoming Work	
9. Status explanation	

Bond Improvements Status Report

1. Project Name	Downtown Stormwater Facilities		
2. Project Status	On-Track	3. Target Completion Date:	Jan/Feb 2017
4. Project Manager			

Project Plan

5. Project Overview	A stormwater management area is to be constructed at the Montague St./Highway 70 intersection. This device will serve the area of the Indoor Recreation Center along with future projects on that site.
6. Milestones & Major Activities (timeframe)	Preliminary work has been conducted that confirm that the land available is adequate for the new impervious surfaces that are to be added.

Progress Update (updated as of January 30, 2015)

7. Recent Progress	The consultant will be moving forward with the detailed calculations necessary to lay out the stormwater BMP and offsite storm drainage system.
8. Upcoming Work	These plans will be developed as the Indoor Recreation plans proceed so that all parts of this project will be ready to be bid together.
9. Status explanation	

Bond Improvements Status Report

1. Project Name	Montague & Purvis Street Improvements		
2. Project Status	On-Track	3. Target Completion Date:	Jan/Feb 2017
4. Project Manager			

Project Plan

5. Project Overview	Access to Montague Street from eastbound 70 traffic and improvements to Montague St.
6. Milestones & Major Activities (timeframe)	NCDOT has agreed that the Purvis Street connection to Highway 70 does not have to be constructed at this time.

Progress Update (January 30, 2015)

7. Recent Progress	Detailed design will proceed so that these plans are ready when design development plans for the Indoor Recreation Center are completed. All work is set to be bid together.
8. Upcoming Work	
9. Status explanation	

Bond Improvements Status Report

1. Project Name	ROW Acquisition for Montague/Purvis/N.Rand Improvements		
2. Project Status	On-Track	3. Target Completion Date:	Jan/Feb 2017
4. Project Manager	John Hodges, ATM-DS		

Project Plan

5. Project Overview	Right of Way will be needed for proposed improvements to Montague Street, Purvis Street and Rand Mill Road.
6. Milestones & Major Activities (timeframe)	Design of Montague and Purvis Street improvements will be done with the Indoor Recreation Center.

Progress Update (updated as of February 2, 2015)

7. Recent Progress	Schematic design for the Indoor Recreation Center was approved by Council on January 27. Roadway design will begin with the design development phase of the project.
8. Upcoming Work	Once right of way needs are known for Montague and Purvis streets, meetings will be scheduled with property owners.
9. Status explanation	

Bond Improvements Status Report

1. Project Name	Town Hall		
2. Project Status	On-Track	3. Target Completion Date:	Dec. 2016
4. Project Manager	Tony Chalk, Town Engineer		

Project Plan

5. Project Overview	Design & Construction of new Town Hall building.
6. Milestones & Major Activities (timeframe)	The project is moving forward with little to no changes to the proposed schedule.

Progress Update (updated as of January 30, 2015)

7. Recent Progress	ADW Architects has shared an initial floorplan layout with Town staff members. Feed back from staff is being incorporated into the schematic layout.
8. Upcoming Work	The schematic floor plan will be distributed to Department Heads for feedback. Comments will be incorporated into the layout prior to presentation to Town Council at the special meeting on February 16.
9. Status explanation (for yellow or red)	

Project Timeline

The schedule has been updated and will be revised as we move through the different stages of the project. The architect hopes to advance the schedule if possible.

Preliminary Schedule*

November 2014 Precedence Study and follow up meeting

December 2014 Begin Schematic Design Phase

March 2015 Begin Design/Development Drawings

July 2015 Begin Construction Drawings

October 2015 Permitting/Contracts/Bidding

December 2015 Begin Construction

December 2016 Complete Construction

* Schedule will be updated in conjunction with the scope of services contract.

Bond Improvements Status Report

1. Project Name	Parking Lot at GPAC		
2. Project Status	On-Track	3. Target Completion Date:	Fall 2016
4. Project Manager	Sonya Shaw, Parks, Recreation & Cultural Resources Director		

Project Plan

5. Project Overview	On March 12, 2013, Town of Garner voters approved Parks and Recreation Bonds, of which \$250,000 will be used to complete construction of the existing overflow parking lot at GPAC.
6. Milestones & Major Activities (timeframe)	Per Council direction, staff is researching to see if construction of this project can be moved forward from its original schedule.

Progress Update (updated as of January 30, 2015)

7. Recent Progress	Survey has indicated that there is no direct access from the parking lot area to Town owned property. An easement will have to be obtained in order to connect the parking lot to the GPAC.
8. Upcoming Work	Design will proceed with and will be bid with the Indoor Recreation Center.
9. Status explanation	

Bond Improvements Status Report

1. Project Name	Lighting and Covered Sidewalks at GPAC		
2. Project Status	On-Track	3. Target Completion Date:	Fall 2016
4. Project Manager	Sonya Shaw, Parks, Recreation & Cultural Resources Director		

Project Plan

5. Project Overview	On March 12, 2013, Town of Garner voters approved Parks and Recreation Bonds, of which \$500,000 will be used to construct lighting and covered sidewalks for the overflow parking lot at GPAC.
6. Milestones & Major Activities (timeframe)	Per Council direction, staff is researching to see if construction of this project can be moved forward from its original schedule.

Progress Update (updated as of January 30, 2015)

7. Recent Progress	See comments for the GPAC parking lot.
8. Upcoming Work	Design will proceed with and be bid with the Indoor Recreation Center project.
9. Status explanation	

Bond Improvements Status Report

1. Project Name	Property Tax Increase		
2. Project Status	On-Track	3. Target Completion Date:	2016 Budget
4. Project Manager	Emily Lucas, Finance Director		

Project Plan

5. Project Overview	On March 12, 2013, Town of Garner voters approved four bond referendums authorizing the Town to issue up to \$35.716 million in general obligation bonds. Town Council and staff anticipate a tax increase up to 2 $\frac{3}{4}$ cents.
6. Milestones & Major Activities (timeframe)	The fiscal year that was proposed in the advertised bond program was FY 15-16 (meaning it is effective with bills sent in September 2015).

Progress Update (updated as of 2/1/2015)

7. Recent Progress	Based on the projections provided by Davenport for the first bond sale, no property tax increase would be needed until FY 15-16 (consistent with the bond program proposals).
8. Upcoming Work	<p>The Town currently is in the first year of implementation of the Revenue Savings Plan for the FY 14-15 budget. We know from the projected FY 14-15 budget that the Revenue Savings Plan generated \$46,313 (representing 30% of the revenue increase over 1% in growth of the selected revenue categories). However, we know that this number will need to be reviewed and adjusted when we are able to compare actual FY 14-15 to FY 13-14 numbers (for example--sales tax is doing better than projected). Council and staff received updated models of the funding plan at the January work session in relation to Bond Sale #2, scheduled for March 2015. All models fit within the 2.75cent tax dedicated tax rate and various debt ratios regardless of the amount to be borrowed. As of February 1, it still is anticipated that a tax increase be implemented with the FY 2015-16 budget. Once the March sale is complete and budget figures are available for the Revenue Savings Plan, the model will be reviewed and updated. Staff will plan to recommend a tax rate that allows for dedication of 2.75 of total tax rate to bond debt reserve.</p>
9. Status explanation	Will continued to be reviewed as part of FY 15-16 budget process.